| 174.0 | 0007 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,295,400 / 1,295,400 |
| | | | | | USE VALUE: | 1,295,400 / 1,295,400 |
| | | | | | ASSESSED: | 1,295,400 / 1,295,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 38 | | ARNOLD ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LEE DENNIS & JENIFER |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 38 ARNOLD ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | E & A PROPERTIES LLC - |
| Owner 2: | - |
| Street 1: | 25 POND BROOK CIR |
| Twn/City: | WESTON |
| St/Prov: | MA Cntry: |
| Postal: | 02493 |

## NARRATIVE DESCRIPTION

This parcel contains .159 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Clapboard Exterior and 3500 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6930.000 | 855,900 | | 439,500 | 1,295,400 |
| Total Card | 0.159 | 855,900 | | 439,500 | 1,295,400 |
| Total Parcel | 0.159 | 855,900 | | 439,500 | 1,295,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.07 /Parcel: 370.07

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 116564
GIS Ref:
GIS Ref:
Insp Date: 05/22/20

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 174.0-0007-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 855,900 | 0 | 6,930. | 439,500 | 1,295,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 829,100 | 0 | 6,930. | 439,500 | 1,268,600 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 183,400 | 2800 | 6,930. | 439,500 | 625,700 | 625,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 184,400 | 2800 | 6,930. | 433,300 | 620,500 | 620,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 98,500 | 2800 | 6,930. | 332,800 | 434,100 | 434,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 98,500 | 2800 | 6,930. | 314,000 | 415,300 | 415,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 98,500 | 2800 | 6,930. | 288,800 | 390,100 | 390,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 93,000 | 2800 | 6,930. | 270,000 | 365,800 | 365,800 | Year End Roll | 12/11/2014 |

!13578!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 17:19:11 |

## LAST REV

| Date | Time |
|---|---|
| 08/27/20 | 09:43:37 |
| danam | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 116564 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13578

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| E & A PROPERTIE | 1557-11 | 1 | 4/24/2020 | | 1,450,000 | No | No | | |
| WESLEY CYNTHIA | 1516-6 | | 9/22/2017 | | 655,000 | No | No | | |
| WESLEY HAROLD T | 1490-148 | | 6/8/2016 | Family | 190,000 | No | No | | |
| | 860-110 | | 5/6/1975 | | 22,900 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/1/2019 | 1168 | New Buil | 400,000 | O | | | | |
| 7/23/2019 | 1131 | Demoliti | 20,000 | O | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/8/2020 | SQ Returned | JO | Jenny O |
| 5/22/2020 | Measured | DGM | D Mann |
| 10/5/2018 | MEAS&NOTICE | HS | Hanne S |
| 3/10/2009 | Inspected | 163 | PATRIOT |
| 11/20/2008 | Measured | 345 | PATRIOT |
| 3/15/2000 | Inspected | 263 | PATRIOT |
| 12/21/1999 | Mailer Sent | | |
| 12/20/1999 | Measured | 163 | PATRIOT |
| 1/1/1982 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6930 | | Sq. Ft. | Site | | 0 | 70. | 0.91 | 6 | | | | | | | | | 439,530 | | | | | | 439,500 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.15909 | Total SF/SM: | 6930 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: 439,530 | Spl Credit | | Total: | 439,500 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 2019 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G21 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 3 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 15 - H.V.A.C | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV | - Average | 1.0 % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | | Total: | 1 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 0.98175353 |
| Const Adj.: | 1.04989493 |
| Adj $ / SQ: | 133.996 |
| Other Features: | 96227 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 864533 |
| Depreciation: | 8645 |
| Depreciated Total: | 855888 |

## COMMENTS

#42 ON HOUSE INT POOR.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

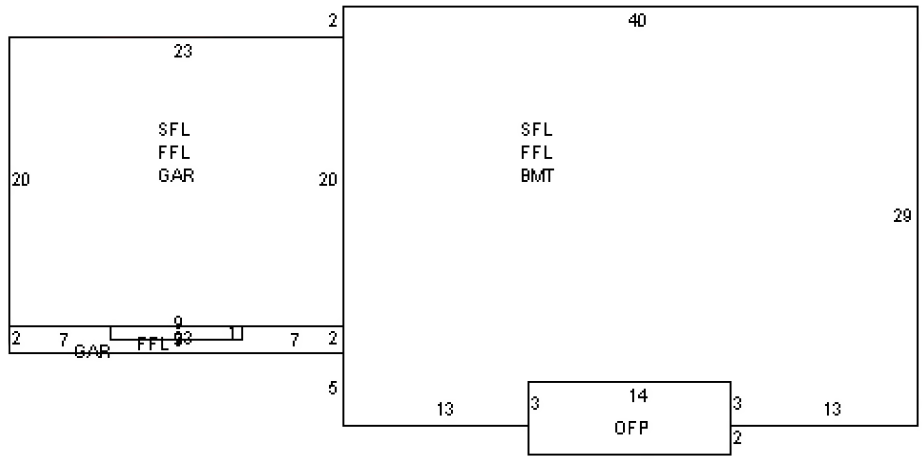
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 10 | 4 | |
| Totals | | | |
| 1 | 10 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 195.63 |
| Special Features: | 0 | Val/Su Net: | 176.47 |
| Final Total: | 855900 | Val/Su SzAd | 270.43 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,587 | 134.000 | 212,652 |
| SFL | Second Floor | 1,578 | 134.000 | 211,446 |
| BMT | Basement | 1,118 | 52.260 | 58,425 |
| GAR | Garage | 497 | 21.030 | 10,452 |
| OFP | Open Porch | 70 | 42.070 | 2,945 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,850 | | | Total: | 495,920 |
| Size Ad | 3165 | Gross Area | 4850 | FinArea | 3500 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 30 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

174.0-0007-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|